STATE OF TENNESSEE]
ss.
DAVIDSON COUNTY]

Mail tax notices to:
AMSCO
114 W College
Murfreesboro, Tenn. 37130

PREPARED BY SMITH & SELLERS ATTYS
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES.

BOOK 5203 PAGE 943

Tax - 15.00 - 1 1977 - 3.2

FOR AND IN CONSIDERATION of the sum of THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100 ($33,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, CLIFFORD EUGENE SANSPREE, a single person, have this day bargained and sold and do hereby transfer and convey unto MIKE NICHOLS, JR., and wife, BRENDA L. NICHOLS, their heirs and assigns, forever, that certain parcel of real estate situated in DAVIDSON County, Tennessee, and being described as follows, to-wit:

> Being Lot No. 164 on the Plan of EDGE-O-LAKE ESTATES, SECTION I, as of record in Book 3600, page 43, of the Register's Office of Davidson County, Tennessee. Said Lot No. 164 fronts 80 feet on the southerly side of Rural Hill Road and runs back between lines, 142 feet on the easterly side and 143.7 feet on the westerly side, to a line at the rear on which it measures 95.44 feet thereon.
>
> Being the same property conveyed to Clifford Eugene Sanspree by deed from Barbara Ann Sanspree, of record in Book 5122, page 1, of the Register's office of Davidson County, Tennessee.
>
> This conveyance is made subject to restrictions of record in Book 3679, page 279, of said Register's Office; and to the 30-foot setback line from Rural Hill Road, and a 20-foot easement for public utilities and drainage along the rear line of said lot, and a utility anchor easement, 2.5 x 30 feet located on the northeast and northwest corners of said lot, and a 10-foot public utility and drainage easement along the westerly line.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good right to convey the same and that it is unencumbered except by lien of the 1977 property taxes, which taxes are being prorated between the parties herein, the grantor paying to the grantees his proportionate share and the grantees making the payment of same when due and payable.

Brenda
Mike Nichols Jr. atty
and Power Atty

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 29th day of September, 1977.

E 28863

IDENTIF. REFERENCE T

SEP 30 11 06 AM '77

FELIX TILLISON II REGISTER DAVIDSON COUNTY, TENN.

Clifford Eugene Sanspree

Clifford Eugene Sanspree

STATE OF TENNESSEE]
ss.
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CLIFFORD EUGENE SANSPREE, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, on this the 29th day of September, 1977.

Notary Public

My commission expires: 6-20-78

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $$33,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, on this the 29th day of September, 1977.

Notary Public

My commission expires: 6-20-78

SEP 30 77	CONV	33,500.00		
SEP 30 77	S'TAX		$ 87.10	
SEP 30 77	PR'FEE		$ .50	
SEP 30 77	W'DEED		$ 4.00	* 91.60